



**Talbot County Planning Commission  
Final Decision Summary**

Wednesday, April 7, 2021 at 9:00 a.m.  
Virtual Meeting

**Archived audio and video stream of the meeting is available at:**

<http://www.talbotcountymd.gov/index.php?page=minutes-3>

**Attendance:**

Commission Members:

Phillip “Chip” Councill, Chairman  
William Boicourt, Vice Chairman  
Michael Strannahan  
Lisa Ghezzi

Staff:

Miguel Salinas, Planning Officer  
Brennan Tarleton, Assistant Planning Officer  
Elisa Deflaux, Planner II  
Maria Brophy, Planner II  
Mike Mertaugh, Assistant County Engineer  
Ray Clarke, County Engineer

- 1. Call to Order**—Commissioner Councill called the meeting to order at 9:00 a.m. Commissioner Councill explained there were only (4) four members of the Commission present and that a tie vote is considered a negative vote. He stated that any applicant may choose to withdraw their application until the next month without penalty.
- 2. Decision Summary Review**— March 3, 2021 –Postponed at Commission request
- 3. Old Business**—January 6, 2021 Decision Summary Correction for the Amendment to the Official Zoning Maps for Moores Road, LLC for the rezoning of 2.029 acres from VH to WRC; change versus mistake rule.  
After review of recordings the following highlights will be added to the January 06, 2021 Decision Summary  
Commissioner Boicourt
  - Due to wetlands argument prefers the change agreement
  - Be careful and protect the comprehensive rezoning decisions
  - Change is more agreeableCommissioner Strannahan
  - Thinks change is a better way, but supports the rezoningCommissioner Ghezzi
  - Agrees with Commissioner Boicourt on sensitivityCommissioner Spies
  - Comfortable with the decision of Miguel Salinas, to support change versus mistake

52 Commissioner Ghezzi moved that the Planning Commission recommend to the  
53 County Council support, for the Amendment to the Official Zoning Maps for  
54 Moores Road, LLC for the rezoning of 2.029 acres from VH to WRC; with  
55 preference for change versus mistake rule. Commissioner Spies seconded the  
56 motion. The motion carried unanimously.  
57

58 **4. New Business**

- 59
- 60 **a. Applicant:** Toby, LLR  
61 **File No.:** L1356  
62 **Agent:** Chris Waters, Davis, Bowen and Friedel, Inc.  
63 **Request:** Preliminary Major Revision Plat to revise property lines between  
64 Tax Parcel 103 and Lots 1-5 to create Revised Tax Parcel 103 Lot  
65 1 and Lot 2.  
66 **Location:** 12480 Blades Rd, Cordova, MD 21625  
67 **Zoning:** Map 5, Grid 17, Parcel 103, Lots 1-5; Zone: AC

68 The applicant is seeking Planning Commission approval of a Major Revision Plat to revise  
69 the property lines between Tax Parcel 103 and Lots 1, 2, 3, 4 and 5 of “Poplar Cove  
70 Subdivision” hereby creating Revised Tax Parcel 103 Lot 1 and Revised Tax Parcel 103  
71 Lot 2, and abandoning Lots 1 – 5 of “Poplar Cove Subdivision”. Staff recommends the  
72 following conditions:

- 73 1. The applicant shall take all of the required steps and acquire all necessary approvals,  
74 including any waivers, required for a Major Revision Plat as spelled out in the *Talbot*  
75 *County Code*.  
76  
77 2. The applicant shall comply with and address all outstanding issues and TAC comments  
78 from the March 10, 2021 meeting, including the completion of a Certificate of  
79 Nonconformity, prior to final.  
80

81 **Staff Presentation:**

82 Maria Brophy, Planner II, Planning & Zoning  
83

84 **Applicant Presentation:**

85 Chris Waters, Davis, Bowen & Friedel, Inc.  
86

87 **Public Comment:**

88 None  
89

90 **Commissioner Ghezzi moved that the Planning Commission approve # L1356 Major**  
91 **Revision Plan – Preliminary and Final Plan for Alan Steven Toby and Nancy**  
92 **Roberta Toby (Toby LLR); subject to staff conditions. Commissioner Strannahan**  
93 **seconded the motion.**  
94

95 Vote                    3-0-2  
96 FOR:                    3 – Boicourt, Strannahan, Ghezzi  
97 AGAINST:            0 -

98 ABSTAIN: 1- Councill- Commissioner excused his self; he is an adjoining  
99 land owner.

100 ABSENT: 1- Spies

101  
102 **b. Applicant:** John Brennan & Carolyn Harper  
103 **File No.:** MV44  
104 **Agent:** Brett Ewing, Lane Engineering, LLC  
105 **Request:** Special Exception to establish two uses: Agricultural Processing  
106 **Location:** 26210 Ingleton Court W., Easton, MD 21601  
107 **Zoning:** Map 33, Grid 2, Parcel 119, Lot 13; Zone: RR/CAO

108 The applicant is seeking Planning Commission recommendation of approval for a Minor  
109 Variance of the 150' front setback (due to lot width) to construct a 26' x 42' one-story  
110 detached garage located 131' from the front property line at its closest point. Staff  
111 recommends the following conditions:

- 112 1. The applicant shall make an application to the Office of Permits and Inspections, and  
113 follow all rules, procedures, and construction timelines as outlined regarding new  
114 construction.  
115  
116 2. Lot coverage mitigation shall be completed in accord with the site plan provided with  
117 this, application dated February 5, 2021 titled "Minor Variance Exhibit on the Land of  
118 26210 Ingleton Court West" by Lane Engineering, LLC prior to final building  
119 inspection.  
120  
121 3. The applicant shall commence construction of the proposed improvements within  
122 eighteen (18) months from the date of the Planning Office's "Notice to Proceed".  
123

124 **Staff Presentation:**

125 Maria Brophy, Planner II, Planning & Zoning

126

127 **Applicant Presentation:**

128 Brett Ewing, Lane Engineering, LLC

129

130 **Public Comment:**

131 None

132

133 **Commissioner Ghezzi moved that the Planning Commission recommend approval**  
134 **of Minor Variance # MV44 for John Brennan and Carolyn Harper at 26210**  
135 **Ingleton Court West; subject to staff conditions. Commissioner Boicourt seconded**  
136 **the motion.**

137

138 Vote 4-0-1

139 FOR: 4 – Councill, Boicourt, Ghezzi, Strannahan

140 AGAINST: 0

141 ABSTAIN: 0

142 ABSENT: 1- Paul Spies

143

144 **c. Applicant:** Talbot County Country Club  
 145 **File No.:** SP630  
 146 **Agent:** Brett Ewing, Lane Engineering, LLC  
 147 **Request:** Major Site Plan to replace an existing 5,869 sq. ft. maintenance  
 148 building in the same footprint. The existing building includes a  
 149 maintenance shop area and office space. The proposed building  
 150 will contain these same uses, with the office use area of the  
 151 building expanding from 232 square feet to 598 square feet.  
 152 Additional improvements include onsite vehicular parking and  
 153 stormwater management. Waiver Requests:  
 154 1. §190-35.5 – installation of sidewalk and streetlights.  
 155 2. §190-40.5 – minimum landscaping requirements.  
 156 3. §190-41.6 – bicycle parking.  
 157 **Location:** 6142 Country Club Rd, Easton, MD 21601  
 158 **Zoning:** Map 42, Grid 21, Parcel 10; Zone: WRC/RR/RC/CAO

159 The applicant is seeking Planning Commission approval of a Major Site Plan to replace an  
 160 existing maintenance building in the same footprint. The existing building is 5681 square  
 161 feet and the proposed building will be 5869 square feet. The proposed 188 square foot  
 162 increase is due to a slight bump out on the north side of the building for a grinding room to  
 163 sharpen mower blades and welding. The existing building includes a maintenance shop  
 164 area and office space for the maintenance department staff. The proposed building will  
 165 contain the same uses, with the office use area of the building expanding from 232 square  
 166 feet to 598 square feet. Additional improvements include onsite vehicular parking and  
 167 stormwater management. The applicant has requested the following waivers associated  
 168 with the site plan.

- 169 1. §190-35.5 – installation of sidewalk and streetlights
- 170 2. §190-40.5 – minimum landscaping requirements (Alternate Landscaping Plan)
- 171 3. §190-41.6 – bicycle parking

172 Staff recommends the following conditions:

- 173
- 174 1. The applicant shall comply with and address all outstanding issues and TAC comments  
 175 from the March 10, 2021 meeting.
- 176 2. The applicant shall obtain a minor modification to the existing special exception from  
 177 the Planning Director.
- 178 3. The applicant shall take all of the required steps and acquire all necessary approvals,  
 179 including any additional waivers necessary, required for a Site Plan and Landscaping  
 180 spelled out in the Talbot County Code.

181 **Staff Presentation:**

182 Elisa Deflaux, Planner II, Planning & Zoning  
 183

184 **Applicant Presentation:** Rob McWilliams, General Manager of Talbot Country Club,  
 185 Inc; Brett Ewing, Lane Engineering, LLC  
 186

187 **Public Comment:**  
188 None

189  
190 **Commissioner Strannahan recommended that the Planning Commission approve**  
191 **the waivers for §190-35.5 – installation of sidewalk and streetlights, §190-40.5 –**  
192 **minimum landscaping requirements and §190-41.6 – bicycle parking associated**  
193 **with the Major Site Plan #SP 630 for Talbot Country Club, Inc. Commissioner**  
194 **Boicourt seconded the motion.**

195  
196 Vote 4-0-1  
197 FOR: 4 –Boicourt, Ghezzi, Spies, Strannahan  
198 AGAINST: 0  
199 ABSTAIN: 0  
200 ABSENT: 1- Paul Spies  
201

202 **Commissioner Ghezzi recommended that the Planning Commission approve #SP**  
203 **630 Major Site Plan for Talbot Country Club, Inc. subject to the Conditions of**  
204 **Approval. Commissioner Strannahan seconded the motion.**

205  
206 Vote 4-0-1  
207 FOR: 4 –Boicourt, Ghezzi, Spies, Strannahan  
208 AGAINST: 0  
209 ABSTAIN: 0  
210 ABSENT: 1- Paul Spies  
211

212 **d. Applicant:** Extreme Enterprises, LLC- **Postponed**  
213 **File No** Appeal # 21-1721  
214 **Agent:** Ryan Showalter, MDSW  
215 **Request:** Recommendation to the Board of Appeals for a Special Exception  
216 to operate a Product Recycling Use on a 10.88 acre portion of the  
217 parcel to include 8.65 acres for the recycling operation and 2.23  
218 acres associated with the existing haul road. The site is currently  
219 operating mineral extraction and off-road outdoor recreation uses.  
220 **Location:** 7140 Barkers Landing Rd, Easton, MD 21601  
221 **Zoning:** Map 43, Grid 10, Parcel 74; Zone: AC  
222

223 **5. Discussion Items**

224 **a.** Miguel Salinas, Planning Officer explained Staff’s request for a new Decision Summary  
225 process for reasons such as; time management, Maryland Open Meeting Act, Ability to  
226 increase availability and transparency to the public, due to new technology that will allow  
227 staff to post recordings of the Planning Commission meeting to the County Web page  
228

229 **6. Staff Matters**

230 **a.** 2020-30 Talbot County Solid Waste Management Plan  
231

232 Miguel Salinas, Planning Officer; Ray Clarke, County Engineer gave a brief description  
233 on this project.

234  
235 **(You did not supply me a word copy of our Memo, do you want to copy your memo)**

236  
237 b. Miguel Salinas, Planning Officer made the following announcements. There will be  
238 updates on web page for the Working Waterfront and Green Infrastructure Plan.  
239 The draft of the Green Infrastructure Plan will be released soon

240  
241 **7. Work Sessions—** None

242  
243 **8. Commission Matters**

244  
245 a. Planning Commission meetings will continue to be virtual until further notice

246  
247 **9. Adjournment—** Commissioner Councell adjourned the meeting at 10:32 p.m.  
248